

## City of Rockwall

Planning & Zoning Department  
385 S. Goliad Street  
Rockwall, Texas 75032  
(P): (972) 771-7745  
(W): [www.rockwall.com](http://www.rockwall.com)

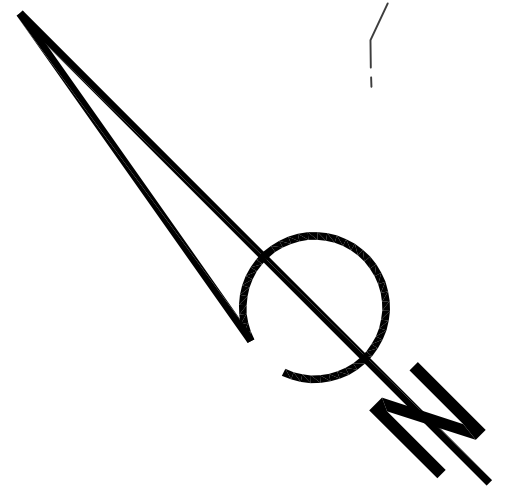
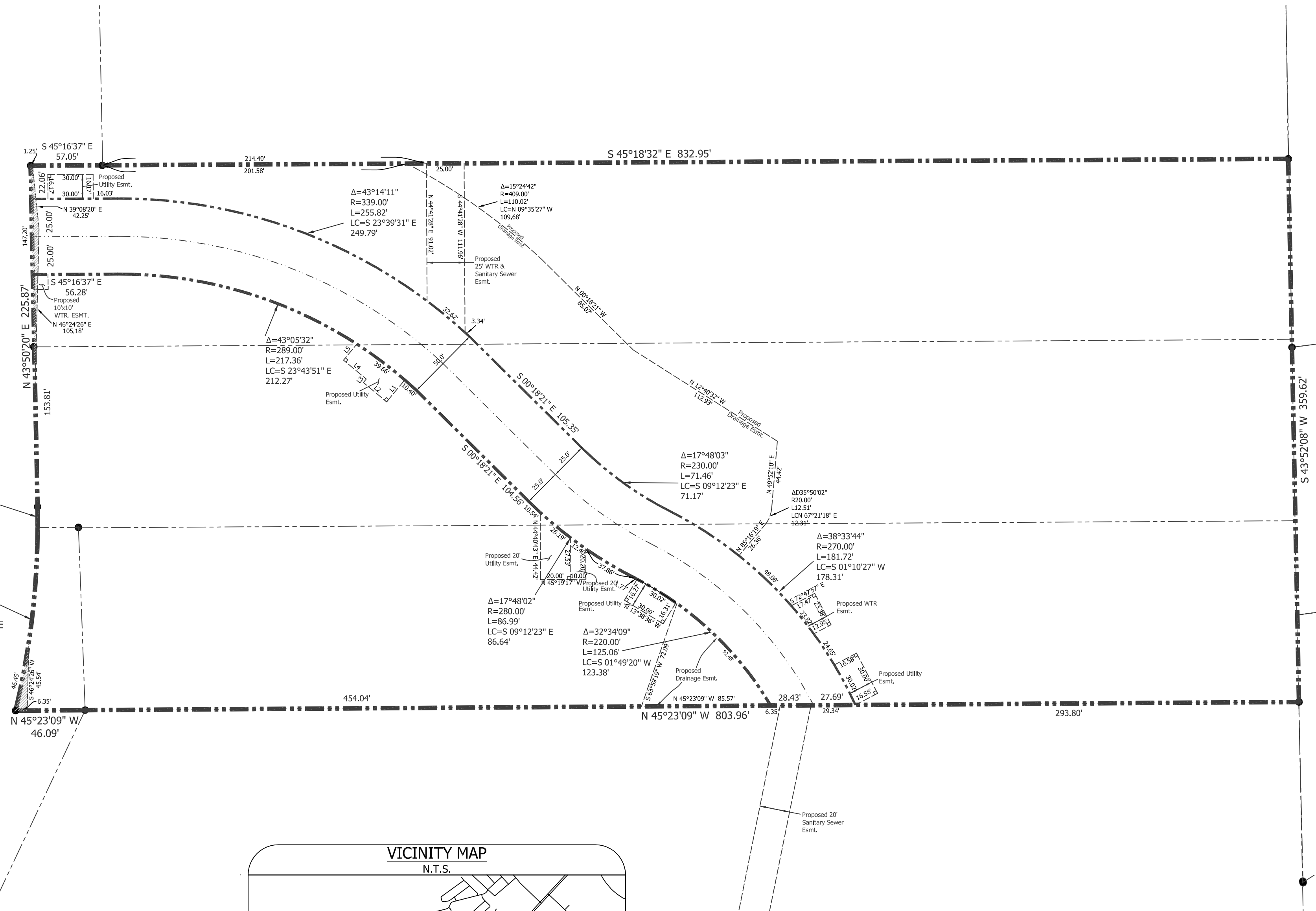
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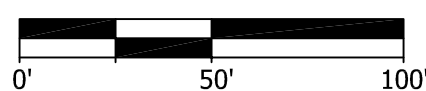


Δ=1°28'57"  
R=532.50'  
L=13.78'  
LC=N 44°34'48" E  
13.78'

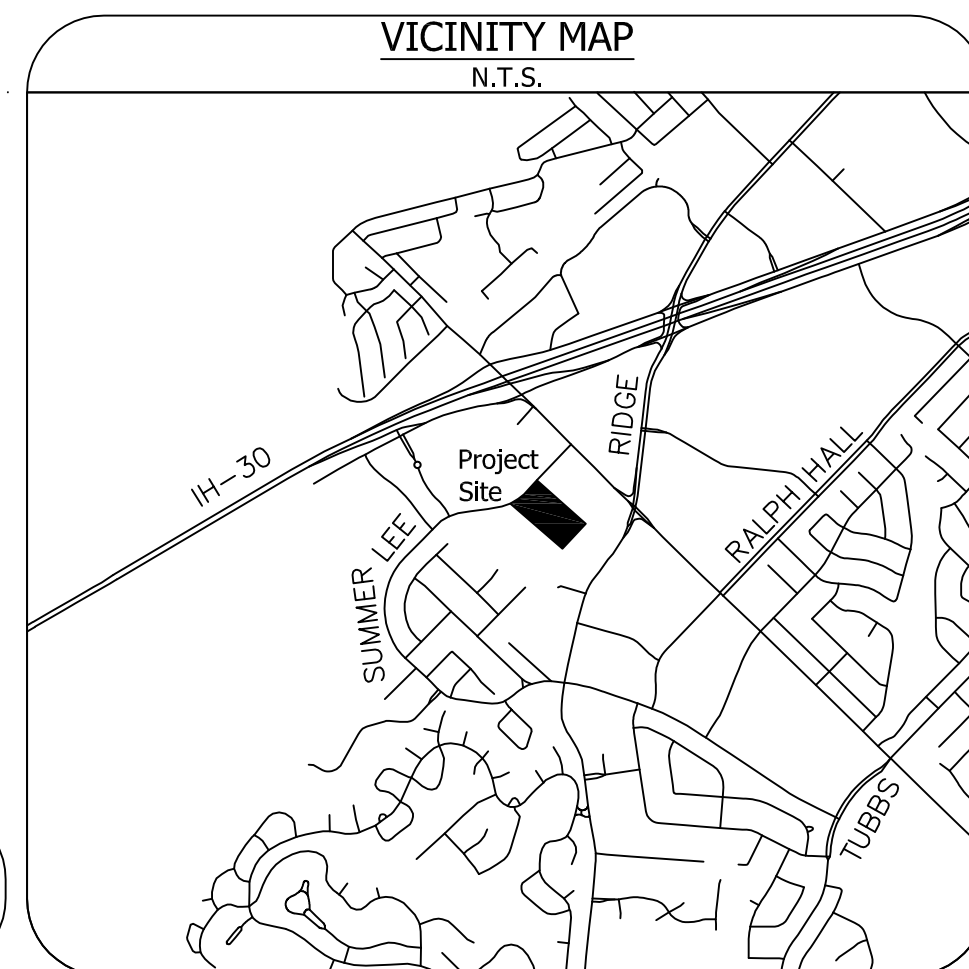
Δ=13°09'49"  
R=532.50'  
L=122.34'  
LC=N 51°54'11" E  
122.07'



SCALE : 1"= 50'



| LINE | BEARING       | DISTANCE |
|------|---------------|----------|
| L1   | S 84°38'20" W | 18.82'   |
| L2   | S 05°21'40" E | 20.00'   |
| L3   | S 84°38'20" W | 3.00'    |
| L4   | N 05°21'40" W | 19.58'   |
| L5   | S 84°38'20" W | 13.87'   |



Owner:  
Atticus Harbor Village, LLC  
5339 Alpha Road  
Suite 300  
Dallas, Texas 75240  
Contact: Mark Humphries

Engineer:  
HPCivil Engineering  
5339 Alpha Road  
Suite 300  
Dallas, Texas 75240  
Contact: Brian Abbott

Project Number: 160099  
Revised Date:  
Revision Notes:

Date: January 27, 2017

Sheet 1 of 2

PRELIMINARY

This document shall not be recorded  
for any purpose and shall not be  
used or viewed or relied upon as a  
final survey document

REPLAT  
**HARBOR VILLAGE**  
**LOT 1, BLOCK 1**  
**LOT 1, BLOCK 2**  
2 Lots      6.904 Acres  
City of Rockwall, Rockwall County, Texas  
Prepared: January 27, 2017  
Case # \_\_\_\_\_



**REALSEARCH OF TEXAS, LLC**

P.O. Box 1006, Godley, Texas 76044  
Ph. 817-937-2655, jdeal@realsearch.org, www.realsearch.org  
"Thou shalt not remove thy neighbor's landmark" Deut. 19:14  
TBPLS Firm Registration # 10158200      TBPE Firm Registration # 17968

Owner's Certification

STATE OF TEXAS  
COUNTY OF ROCKWALL

WHEREAS ATTICUS HARBOR VILLAGE, LLC, BEING THE OWNER OF A TRACT OF land in the County of Rockwall, State of Texas, said tract being described as follows:

BEING situated in the Edward Teal Survey, Abstract Number 207, Rockwall County, Texas and being a portion of Lots 3A, 4A and 5A of Isaac Brown's Land Partitioned to His Heirs, an addition to the City of Rockwall according to the plat thereof recorded in Cabinet A, Slide 57, Plat Records, Rockwall County, Texas and being more particularly described by metes and bounds as follows:

BEGINNING at a 1/2 inch iron rod with cap stamped "RSCI" found at the southerly corner of said Lot 5A, said iron rod also being the easterly corner of Lot 6A of said Land Partitioned, and being in the northwest line of Murphy Plaza No. 2, an addition to the City of Rockwall according to the plat thereof recorded in Cabinet G, Slide 255, Plat Records, Rockwall County, Texas;

THENCE North 45 degrees 23 minutes 09 seconds West, 803.96 feet along the southwest line of said Lot 5A and the northeast line of said Lot 6A to a 1/2 inch iron rod with cap found at the southernmost corner of that certain tract of land described in Resolution No. 16-19, executed by the City Council of Rockwall, Texas;

THENCE North 45 degrees 23 minutes 09 seconds West, 46.09 feet along the southwest line of said Resolution tract to a 5/8 inch iron rod with cap stamped "REALSEARCH" set in the south right-of-way line of Summer Lee Drive (Variable Width Right-of-Way) and being the beginning of a non-tangent curve to the left;

THENCE 122.34 feet along said southeast right-of-way line of Summer Lee Drive and with said non-tangent curve to the left, having a radius of 532.50 feet, through a central angle of 13 degrees 09 minutes 49 seconds, whose long chord bears North 51 degrees 54 minutes 11 seconds East, 122.07 feet to a point in the northeast line of said Lot 5A and the southeast line of said Lot 4A and being the beginning of a compound curve to the left;

THENCE 13.78 feet, continuing along said southeast right-of-way line of Summer Lee Drive and with said compound curve to the left, having a radius of 532.50 feet, through a central angle of 01 degrees 28 minutes 57 seconds, whose long chord bears North 44 degrees 34 minutes 48 seconds East, 13.78 feet to a 1/2 inch iron rod with cap stamped "RDS" found;

THENCE North 43 degrees 50 minutes 20 seconds East, 225.87 feet, continuing along said southeast right-of-way line of Summer Lee Drive to a 1/2 Inch iron rod with cap found in the northeast line of said Lot 3A, said iron rod also being in the southwest line of Lot 2A of said Land Partitioned;

THENCE South 45 degrees 18 minutes 32 seconds East, 832.95 feet along said northeast line of Lot 3A and said southwest line of Lot 2A to a 1/2 inch iron rod with cap stamped "RSCI" found at the eastern corner of said Lot 3A, said iron rod also being the southern corner of said Lot 2A and being in the northwest line of Hammer Addition, an addition to the City of Rockwall according to the plat thereof recorded in Cabinet D, Slide 210, Plat Records, Rockwall County, Texas;

THENCE South 43 degrees 52 minutes 08 seconds West, 359.62 feet along the southeast lines of said Lots 3A, 4A and 5A and along the northwest line of said Hammer Addition and the northwest line of Murphy Plaza, an addition the City of Rockwall according to the plat thereof recorded in Cabinet C, Slide 79, Plat Records, Rockwall County, Texas and the northwest line of said Muphy Plaza No. 2 to the POINT OF BEGINNING and containing 300,721 square feet or 6.904 acres of land, more or less.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

STATE OF TEXAS  
COUNTY OF ROCKWALL

I (we) the undersigned owner(s) of the land shown on this plat, and designated herein as the ATTICUS HARBOR VILLAGE, LLC subdivision to the City of Rockwall, Texas, and whose name is subscribed hereto, hereby dedicate to the use of the public forever all streets, alleys, parks, water courses, drains, easements and public places thereon shown on the purpose and consideration therein expressed. I (we) further certify that all other parties who have a mortgage or lien interest in the ATTICUS HARBOR VILLAGE, LLC subdivision have been notified and signed this plat. I (we) understand and do hereby reserve the easement strips shown on this plat for the purposes stated and for the mutual use and accommodation of all utilities desiring to use or using same. I (we) also understand the following;

1. No buildings shall be constructed or placed upon, over, or across the utility easements as described herein.
2. Any public utility shall have the right to remove and keep removed all or part of any buildings, fences, trees, shrubs, or other growths or improvements which in any way endanger or interfere with construction, maintenance or efficiency of their respective system on any of these easement strips; and any public utility shall at all times have the right of ingress or egress to, from and upon the said easement strips for purpose of construction, reconstruction, inspecting, patrolling, maintaining, and either adding to or removing all or part of their respective system without the necessity of, at any time, procuring the permission of anyone.
3. The City of Rockwall will not be responsible for any claims of any nature resulting from or occasioned by the establishment of grade of streets in the subdivision.
4. The developer and subdivision engineer shall bear total responsibility for storm drain improvements.
5. The developer shall be responsible for the necessary facilities to provide drainage patterns and drainage controls such that properties within the drainage area are not adversely affected by storm drainage from the development.
6. No house dwelling unit, or other structure shall be constructed on any lot in this addition by the owner or any other person until the developer and/or owner has complied with all requirements of the Subdivision Regulations of the City of Rockwall regarding improvements with respect to the entire block on the street or streets on which property abuts, including the actual installation of streets with the required base and paving, curb and gutter, water and sewer, drainage structures, storm structures, storm sewers, and alleys, all according to the specifications of the City of Rockwall; or

Owner's Certification

Until an escrow deposit, sufficient to pay for the cost of such improvements, as determined by the city's engineer and/or city administrator, computed on a private commercial rate basis, has been made with the city secretary, accompanied by an agreement signed by the developer and/or owner, authorizing the city to make such improvements at prevailing private commercial rates, or have the same made by a contractor and pay for the same out of the escrow deposit, should the developer and/or owner fail or refuse to install the required improvements within the time stated in such written agreement, but in no case shall the City be obligated to make such improvements itself. Such deposit may be used by the owner and/or developer as progress payments as the work progresses in making such improvements by making certified requisitions to the city secretary, supported by evidence of work done; or

Until the developer and/or owner files a corporate surety bond with the city secretary in a sum equal to the cost of such improvements for the designated area, guaranteeing the installation thereof within the time stated in the bond, which time shall be fixed by the city council of the City of Rockwall.

I (we) further acknowledge that the dedications and/or exaction's made herein are proportional to the impact of the Subdivision upon the public services required in order that the development will comport with the present and future growth needs of the City; I (we), my (our) successors and assigns hereby waive any claim, damage, or cause of action that I (we) may have as a result of the dedication of exactions made herein.

By: Atticus Harbor Village, LLC

Mark Humphries, Manager

STATE OF TEXAS  
COUNTY OF ROCKWALL

Before me, the undersigned authority, on this day personally appeared MARK HUMPHRIES, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purpose and consideration therein stated.

Given upon my hand and seal of office this \_\_\_\_\_ day of \_\_\_\_\_, 2017.

Notary Public in and for the State of Texas

My Commission Expires

Surveyor's Certification

NOW, THEREFORE KNOW ALL MEN BY THESE PRESENTS:

THAT I, JEREMY LUKE DEAL, do hereby certify that I prepared this plat from an actual and accurate survey of the land, and that the corner monuments shown thereon were properly placed under my personal supervision.

Executed this the \_\_\_\_\_ day of \_\_\_\_\_, in the year of our Lord 2017.

Jeremy Luke Deal  
Registered Professional Land Surveyor  
Texas Registration No. 5696

PRELIMINARY

This document shall not be recorded for any purpose and shall not be used or viewed or relied upon as a final survey document

Notes

1. Basis of Bearings is the Texas State Plane Coordinate System, North American Datum of 1983, Texas North Central Zone.
2. It shall be the policy of the City of Rockwall to withhold issuing building permits until all streets, water, sewer and storm drainage systems have been accepted by the City. The approval of a plat by the City does not constitute any representation, assurance or guarantee that any building within such plat shall be approved, authorized or permit therefore issued, nor shall such approval constitute any representation, assurance or guarantee by the City of the adequacy and availability for water for personal use and fire protection within such plat, as required under Ordinance 83-54.

Flood Statement

According to Community Panel Number 48397C0040L, dated September 26, 2008, of the Federal Emergency Management Agency, National Flood Insurance Program Map, this property lies within Zone "X" which is not a Special Flood Hazard Area. If this site is not within a Special Flood Hazard Area, this statement does not imply that the property and/or the structures thereon will be free from flooding or flood damage. On rare occasions, greater floods can and will occur and flood heights may be increased by man made or natural causes. This statement shall not create liability on the part of the Surveyor.

Standard City Signature Block

Planning & Zoning Commission, Chairman \_\_\_\_\_ Date \_\_\_\_\_

APPROVED:  
I hereby certify that the above and foregoing plat of an addition to the City of Rockwall, Texas, was approved by the City Council of the City of Rockwall on the \_\_\_\_\_ day of \_\_\_\_\_, 2017.

This approval shall be invalid unless the approved plat for such addition is recorded in the office of the County Clerk of Rockwall, County, Texas, within one hundred eighty (180) days from said date of final approval.

WITNESS OUR HANDS, this \_\_\_\_\_ day of \_\_\_\_\_, 2017.

Mayor, City of Rockwall \_\_\_\_\_ City Secretary \_\_\_\_\_ City Engineer \_\_\_\_\_

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2 Lots 6.904 Acres  
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